

September 1, 2023



Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, 2nd floor

9489 0090 0027 6516 4902 32

### Summons to Appear

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The City of Coral Gables  
vs

Case #: NOVI-23-02-1837

MUSTER INVESTMENT LLC  
2100 PONCE DE LEON BLVD STE 1050  
CORAL GABLES, FL 33134  
or  
PRATS, FERNANDEZ & CO., P.A.  
999 PONCE DE LEON BLVD. 1110 PH  
CORAL GABLES, FL 33134

Folio: 0341070162510

You, as the Owner and/or Occupant of the  
premises at:

1615 Ferdinand Street

are in violation of the following sections of the City Code of the City of Coral Gables:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Artificial vegetation attached to fence along property without permit or approval.

#### **The following steps should be taken to correct the violation:**

Remedy:

Must obtain all necessary permits and inspections or remove.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **9/20/2023** at **8:30AM** in the Commission Chambers, located on the second floor of:

**City Hall  
405 Biltmore Way  
Coral Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing

**If this notice pertains to failure to maintain a historic structure, please be advised that:**

- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
  - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
  - **the property will no longer qualify for an historic preservation tax exemption.**

**Juan Carlos Garcia**

Code Enforcement Officer

**[jgarcia3@coralgables.com](mailto:jgarcia3@coralgables.com)**

**(305) 460-5274**

*Dewi Sheppard*

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Code Enforcement Clerk